

PETITION FOR ZONING VARIANCE 84-234-XA

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 238.2 to permit side and rear yard setbacks of 5 feet and 5 feet in lieu of the required 30 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

Office building is existing. Proposed building cannot be constructed without variances because lot is too small.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:

(Type or Print Name)

Signature

Address

City and State

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

City and State

Attorney's Telephone No.:

Legal Owner(s):

Lloyd Eugene Boardwine

(Type or Print Name)

Signature

Address

City and State

4440 North Point Blvd. 477-2222

Baltimore, Md. 21219

City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

Lloyd Eugene Boardwine

Name

25 Vista Mobile Drive 284-7273

Address 21222 Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 25th day of January, 1984, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 13th day of March, 1984, at 10:00 o'clock A.M.

Call John

Zoning Commissioner of Baltimore County.

(over)

PETITION FOR SPECIAL EXCEPTION 84-234-XA

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for a used car lot

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:

(Type or Print Name)

Signature

Address

City and State

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

Lloyd Eugene Boardwine

Name

25 Vista Mobile Drive 284-7273

Address 21222 Phone No.

Attorney's Telephone No.:

ORDERED By The Zoning Commissioner of Baltimore County, this 25th day of January, 1984, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 13th day of March, 1984, at 10:00 o'clock A.M.

Call John

Zoning Commissioner of Baltimore County.

E.C.O.-No. 1

(over)

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER

PETITION FOR VARIANCE

Parcel 1 - E/S North Point Blvd.,

60' N of Merritt Blvd.,

Parcel 2 - N/S Merritt Ave.,

130' E of North Point Blvd.,

15th District

OF BALTIMORE COUNTY

LLOYD EUGENE BOARDWINE, Case No. 84-234-XA

Petitioner

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman

Phyllis Cole Friedman

People's Counsel for Baltimore County

Peter Max Zimmerman

Peter Max Zimmerman

Deputy People's Counsel

Rm. 223, Court House

Towson, MD 21204

494-2188

I HEREBY CERTIFY that on this 22nd day of February, 1984, a copy of the foregoing Entry of Appearance was mailed to Mr. Lloyd Eugene Boardwine, 25 Vista Mobile Drive, Baltimore, MD 21222, Petitioner.

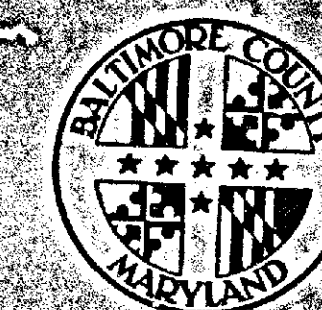
Peter Max Zimmerman

Peter Max Zimmerman

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Item #171 (1983-1984)
Property Owner: Lloyd E. Boardwine
Page 2
February 29, 1984

Storm Drains

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisance or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Water and Sanitary Sewer

Public water supply and sanitary sewerage exist in North Point Boulevard.

Very truly yours,

Robert A. Morten, P.E., Chief
Bureau of Public Services

RAM:EAM:FWR:es

E-SW Key Sheet
16 SE 30 Pos. Sheet
SE 4 H Topo
104 Tax Map

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

March 6, 1984

Mr. Lloyd E. Boardwine
25 Vista Mobile Drive
Baltimore, Maryland 21222

RE: Item No. 171 - Case No. 84-234-XA
Petitioner - Lloyd E. Boardwine
Variance Petition

Dear Mr. Boardwine:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

This combination hearing is required in order to utilize the front portion of your property, fronting on North Point Boulevard, as a used car lot. The rear portion is used for the storage of trucks less than 10,000 pounds in weight, and because of your proposal to construct a building closer to the side and rear property lines, variances are also requested.

Particular attention should be afforded to the comments of the Departments of Traffic Engineering and Permits and Licenses. If the petitioners are granted revised site plans, reflecting said comments, may be submitted at the building permit stage as well as a note indicating that no trucks greater than 10,000 pounds will be stored on the rear parking lot.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you.

Item No. 171 - Case No. 84-234-XA
Petitioner - Lloyd E. Boardwine
Variance Petition
Page 2

Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

Nicholas B. Commodari, Jr.

NICHOLAS B. COMMODARI

Chairman

Zoning Plans Advisory Committee

NBC:bsc

Enclosures

cc: Frank S. Lee
1277 Neighbors Avenue
Baltimore, Maryland 21237



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

February 29, 1984

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #171 (1983-1984)
Property Owner: Lloyd E. Boardwine
Parcel 1 - E/S North Point Blvd, 60' N.
Merritt Avenue
Parcel 2 - N/S Merritt Avenue, 130' E. North
Point Blvd.
Acres: Parcel 1 - 0.26 District: 15th
Parcel 2 - 0.37

Dear Mr. Jablon:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Highways

North Point Boulevard (Md. 151) is a State Road. All improvements, intersections, entrances, drainage requirements and construction affecting a State Road right-of-way are subject to the standards, specifications and approval of the Maryland State Highway Administration in addition to those of Baltimore County.

Merritt Avenue, an existing public road, is proposed to be further improved in the future on a 60-foot right-of-way, with fillet areas for sight distance at the North Point Boulevard intersection.

The entrance locations are subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County Standards and Specifications.

Sediment Control

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would/would not result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will/will not adversely affect the health, safety, and general welfare of the community, the variance(s) should/should not be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 16th day of March, 1984, that the herein Petition for Variance(s) to permit side and rear yard setbacks of 3 feet and 5 feet in lieu of the required 30 feet, is GRANTED, from and after the date of this Order, subject, however, to the terms, provisions, and conditions contained in the accompanying Special Exception Order.

John M. Dwyer
Deputy Zoning Commissioner of
Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met and the health, safety, and general welfare of the community not being adversely affected, a special exception should be granted.

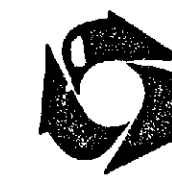
Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 16th day of March, 1984, that the herein Petition for Special Exception for a used car lot in accordance with the site plan prepared by Frank S. Lee, revised December 6, 1983, is GRANTED, from and after the date of this Order, subject, however, to the following:

1. Uses of Parcel 1 and Parcel 2 shall be separate and distinct. The used car lot and any operations relating to that lot shall be limited to the area indicated on the aforementioned site plan as Parcel 1.
2. Parcel 2 on the site plan may be revised to indicate bays within the proposed 1,950 square foot building and any additional truck parking as long as all requirements of the Baltimore County Zoning Regulations are met.
3. Unless a CRG waiver is obtained, the petitioner shall comply with CRG comments.
4. The site plan shall indicate that no trucks greater than 10,000 pounds may be stored on the property.
5. The entrance gate on Merritt Avenue shall be relocated 20 feet from the right of way.
6. Compliance with the comments submitted by the Health Department, dated February 9, 1984, the Fire Department, dated February 14, 1984, and the Department of Permits and Licenses, dated January 23, 1984.
7. The "Proposed screening, 4' high evergreen planting" shall be perennials. The details of screening and landscaping shall be shown on the site plan and approved by the Current Planning and Development Division.
8. A revised site plan shall be submitted and approved by the Maryland Department of Transportation and the Office of Planning and Zoning.

John M. Dwyer
Deputy Zoning Commissioner of
Baltimore County

ORDER RECEIVED FOR FILING

DATE March 16, 1984
BY May Campbell (clerk)



Maryland Department of Transportation
State Highway Administration

Lowell K. Bridwell
Secretary
W. S. Callender
Administrator

January 24, 1984

Mr. Arnold Jablon
Zoning Commissioner
County Office Bldg.
Towson, Md. 21204

Attention: Mr. N. Commodari

Re: ZAC Meeting of 1-10-84
ITEM: #171.
Property Owner: Lloyd E. Boardwine
Boardwine
Location: Parcel 1 - E/S North Point Blvd. (Route 151), 60' N. Merritt Ave.
Parcel 2 - N/S Merritt Ave., 130' E. North Point Blvd.
Existing Zoning: B.R. - CS-1
Proposed Zoning: Variance to permit side and rear yard setbacks of 3' and 5' in lieu of the required 30'.
Acres: Parcel 1 - 0.26
Parcel 2 - 0.37
District: 15th

Dear Mr. Jablon:

On review of the revised site plan of 12-6-83 and field inspection, the State Highway Administration finds the plan generally acceptable.

Very truly yours,

Charles Lee
Chief
Bureau of Engineering
Access Permits
By: George Wittman

CL:GW:vrd

cc: Mr. J. Ogle

My telephone number is (301) 659-1350
Teletypewriter for Impaired Hearing or Speech
363-7555 Baltimore Metro - 365-0451 D.C. Metro - 1-800-482-5882 Statewide Toll Free
P.O. Box 717 1707 North Calvert St., Baltimore, Maryland 21203-0717



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-2021
NORMAN E. GENDER
DIRECTOR

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Zoning Advisory Meeting of 1/10/84
Item #171
Property Owner: Lloyd E. Boardwine
Location: North Point Blvd.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- () There are no site planning factors requiring comment.
- () A County Review Group Meeting is required.
- () A County Review Group meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- () This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- () A record plat will be required and must be recorded prior to issuance of a building permit.
- () The access is not satisfactory.
- () The circulation on this site is not satisfactory.
- () The parking arrangement is not satisfactory.
- () The parking calculations must be shown on the plan.
- () This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- () Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
- () Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- () The amended Development Plan was approved by the Planning Board.
- () Landscaping should be provided on this site and shown on the plan.
- () The property is located in a deficient service area as defined by Bill 17-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is:
- () The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 17-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- () Additional comments:
The 12' entrance gate must be relocated
30' from the right of way of Merritt Ave.

Eugene A. Bober
Eugene A. Bober
Chief, Current Planning and Development

cc: James Howell



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2506
494-4300

PAUL H. RENCKE
CHIEF

February 14, 1984

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Lloyd E. Boardwine

Parcel 1
Location: E/S N. Pt. Blvd. 60' N. Merritt Avenue
Parcel 2
Item No.: N/S Merritt Ave. 130' E. North Point Blvd.
Meeting of January 10, 1984
Gentlemen: 171

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- (X) 1. Fire hydrants for the referenced property are required and shall be located at intervals of 300 feet along an approved road, in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at
EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.
- () 6. Site plans are approved, as drawn.
- () 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: *Paul H. Rencke* 2-15-84 Notes by *George M. Megard*
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb



BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

February 9, 1984

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 171 -ZAC- Meeting of January 10, 1984
Property Owner: Lloyd E. Boardwine
Location: SEE CRG COMMENTS
Existing Zoning: B.R.-CS-1
Proposed Zoning: Variance to permit side and rear yard setbacks of 3' and 5' in lieu of the required 30'.

Acres: Parcel 1 0.26 / Parcel 2 - 0.37
District: 15th

Dear Mr. Jablon:

On site access should be provided between the two sides of the site.

Michael S. Flanigan
Traffic Engineering Assoc. II

MSF/ccm

3554

BALTIMORE COUNTY DEPARTMENT OF HEALTH

Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Zoning Item # 171, Zoning Advisory Committee Meeting of JAN 10, 1984
Property Owner: Lloyd E. Boardwine
Location: E/S North Pt. Blvd - Parcel 1 District 15
Water Supply public Sewage Disposal public

COMMENTS ARE AS FOLLOWS:

- (X) Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.
- (X) Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, to obtain requirements for such installation/s before work begins.
- () A permit to construct from the Division of Air Pollution Control is required for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- () A permit to construct from the Division of Air Pollution Control is required for any chandelier operation which has a total cooking surface area of five (5) square feet or more.
- () Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- () Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other amusements pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information, contact the Recreational Hygiene Section, Division of Environmental Support Services.
- () Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
- (X) If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with Water Resources Administration requirements.

SS 20 1082 (1)

Feb 9, 1984
Date

Zoning Item # 171
Page 2

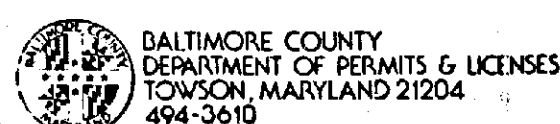
- () Any existing underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and either be removed from the property or properly backfilled.
- () Soil percolation tests have been conducted.
() The results are valid until _____
Revised plans must be submitted prior to approval of the percolation tests.
- () Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- () In accordance with Section 13-117 of the Baltimore County Code, the water well yield test:
() shall be valid until _____
is not acceptable and must be retested. This must be accomplished prior to conveyance of property or approval of Building Permit Application.

- () All roads and parking areas should be surfaced with a dustless, bonding material.
- () No health hazards are anticipated.

(X) Other: A copy of the 'Procedure for Submitting Plans
for Food Service Facilities' has been sent to the
site business manager.

Jan J. Forrest
Jan J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

SS 20 1080 (2)



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

TEO ZALESKI, JR.
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 171 Zoning Advisory Committee Meeting are as follows:

Property Owner: Lloyd E. Boardwine
Location: Parcel #1 - E/S North Point Blvd. 60' N. Merritt Avenue
Existing Zoning: B.H. - CS-1 Parcel #2 - N/S Merritt Avenue 130' E. North Point Blvd.
Proposed Zoning: Variance to permit side and rear yard setbacks of 3' and 5' in lieu of the required 30'.

Acres: Parcel #1 - 0.26, Parcel #2 - 0.37
District: 15th

The items checked below are applicable:

(A) All structures shall conform to the Baltimore County Building Code 1981/Council Bill 1-82 State of Maryland Code for the Handicapped and Aged; and other applicable Codes.

(B) A building & other permit shall be required before beginning construction.

(C) Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is not required. Non-reproduced seals and signatures are required on Plans and Technical Data.

(D) Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.

(E) An exterior wall erected within 6'0" for Commercial uses or 3'0" for One & Two Family use group of an adjacent lot line shall be of one hour fire resistant construction, no openings permitted within 3'0" of lot line. A fire wall is required if construction is on the lot line, see Table 101, line 2, Section 1107 and Table 1102, also Section 505.4. Proposed building - all openings will require fire rated protectives. See Section 1111.0.

(F) Requested variance appears to conflict with the Baltimore County Building Code, Section 5.

(G) A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.

(H) Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction classification of Table 101.

(I) Comments: on handicapped parking, signs, curb cuts, building access, etc. to proposed structure.

NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room 122 (Plans Review) at 111 W. Chesapeake Ave., Towson.

Very truly yours,
Charles E. Burnham, Chief
Plans Review

CEB:es

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert V. Dubel, Superintendent

Towson, Maryland - 21204

Date: January 10, 1984

Mr. Arnold Jablon
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: January 10, 1984

RE: Item No: 169, 170, 171, 172, 173.
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Jablon:

The above items have no bearing on student population.

Very truly yours,

Wm. Nick Petrovich, Assistant
Department of Planning

WNP/th

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner Date: March 7, 1984
Norman E. Gerber, Director
FROM: Office of Planning and Zoning
Lloyd E. Boardwine
SUBJECT: 84-234-XA

If granted, it is requested that details of landscaping be required for approval by the Division of Current Planning and Development. Also, please note that a CRG meeting is required.

Norman E. Gerber, Director
Office of Planning and Zoning

NEG/JGH/sf

FRANK S. LEE

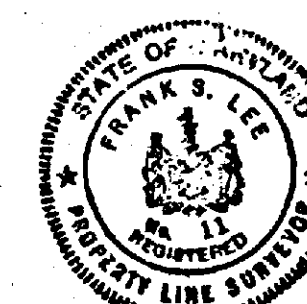
Registered Land Surveyor

1277 NEIGHBORS AVE. - BALTIMORE, MD. 21237
November 14, 1983

Parcel No. 2

Beginning for the same on the north side of Merritt Avenue at the distance of 130 feet more or less measured along the north side of Merritt Avenue from the east side of North Point Blvd., thence running and binding on the north side of Merritt Blvd. North 71 degrees 29 minutes East 60.42 feet, thence leaving Merritt Avenue for 10 lines of division as follows: North 18 degrees 34 minutes 40 seconds West 188.45 feet, South 71 degrees 29 minutes West 30.20 feet, South 80 degrees 31 minutes 42 seconds West 44 feet, South 4 degrees 23 minutes 04 seconds East 55.76 feet, North 83 degrees 27 minutes 16 seconds East 7.50 feet, South 6 degrees 32 minutes 44 seconds East 26.27 feet, South 83 degrees 27 minutes 16 seconds West 6.50 feet, South 8 degrees 01 minute 54 seconds East 68.21 feet, North 80 degrees 31 minutes 42 seconds East 51 feet and South 9 degrees 23 minutes 16 seconds East 40.80 feet to the place of beginning.

Containing 0.37 acres of land more or less.



FRANK S. LEE

Registered Land Surveyor

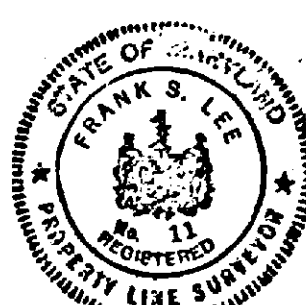
1277 NEIGHBORS AVE. - BALTIMORE, MD. 21237

November 14, 1983

No. 4440 North Point Blvd.
Parcel No. 1
Special Exception for a Used Car Lot
15th District Baltimore County, Maryland

Beginning for the same on the east side of North Point Blvd. at the distance of 60 feet more or less measured northerly along the east side of North Point Blvd. from the north side of Merritt Avenue, thence running and binding on the east side of North Point Blvd. North 7 degrees 40 minutes West 150 feet, thence leaving North Point Blvd. for seven lines of division as follows: North 80 degrees 31 minutes 42 seconds East 80 feet more or less, South 4 degrees 23 minutes 04 seconds East 55.76 feet, North 83 degrees 27 minutes 16 seconds East 7.50 feet, South 6 degrees 32 minutes 44 seconds East 26.27 feet, South 83 degrees 27 minutes 16 seconds West 6.50 feet, South 8 degrees 01 minute 54 seconds East 68.21 feet and South 80 degrees 31 minutes 42 seconds West 77.72 feet more or less to the place of beginning.

Containing 0.26 acres of land more or less.



PETITION FOR SPECIAL EXCEPTION AND VARIANCE

15th Election District

ZONING: Petition for Special Exception and Variance
LOCATION: Parcel 1 - East side North Point Boulevard, 60 ft. North of Merritt Boulevard and Parcel 2 - North side Merritt Avenue, 130 ft. East of North Point Boulevard
DATE & TIME: Tuesday, March 13, 1984 at 10:00 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Exception for a used car lot and Variance to permit side and rear yard setbacks of 3 ft. and 5 ft. in lieu of the required 30 ft.

Being the property of Lloyd Eugene Boardwine, as shown on plat plan filed with the Zoning Department.

In the event that these Petitions are granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

March 8, 1984

Mr. Lloyd Eugene Boardwine
25 Vista Mobile Drive
Baltimore, Maryland 21222

Re: Petition for Special Exception and Variance
Parcel 1 - E/S North Point Blvd. 60' N of Merritt Blvd.; Parcel 2 - N/S Merritt Ave. 130' E of North Point Boulevard
Lloyd Eugene Boardwine - Petitioner
Case No. 84-234-XA

Dear Mr. Boardwine:

This is to advise you that \$63.60 is due for advertising and posting of the above property.

This fee must be paid and our zoning sign and post returned on the day of the hearing before an Order is issued. Do not remove sign until day of hearing.

Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,

Arnold Jablon
Zoning Commissioner

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 128219
DATE 3-13-84 ACCOUNT R-01-615-000
AMOUNT \$63.60 (cash)
RECEIVED FROM L. E. Boardwine
FOR advertising & posting Case # 84-234-XA
6 020*****636010 6133A
VALIDATION OR SIGNATURE OF CARRIER

February 24, 1984

Mr. Lloyd Eugene Boardwine
25 Vista Mobile Drive
Baltimore, Maryland 21222

NOTICE OF HEARING
Re: Parcel 1 - E/S North Point Blvd., 60' N of Merritt Blvd.; Parcel 2 - N/S Merritt Ave., 130' E of North Point Blvd.
Lloyd Eugene Boardwine - Petitioner
Case No. 84-234-XA

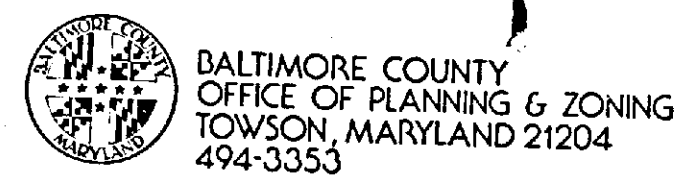
TIME: 10:00 A.M.

DATE: Tuesday, March 13, 1984

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

Arnold Jablon
Zoning Commissioner
of Baltimore County

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 124051
DATE 12/31/83 ACCOUNT R-01-615-000
AMOUNT \$200.00
RECEIVED FROM L. Boardwine
FOR filing fee #1 Item # 771
1001
6 026*****2000010 6102A
VALIDATION OR SIGNATURE OF CARRIER



ARNOLD JARLON
ZONING COMMISSIONER

March 16, 1984

Mr. Lloyd Eugene Boardwine
25 Vista Mobile Drive
Baltimore, Maryland 21222

RE: Petitions for Special Exception
and Variance
Parcel 1 - E/S NP Blvd., 60' N of
Merritt Blvd. and Parcel 2 - N/S
Merritt Ave., 130' E of NP Blvd.
15th Election District
Lloyd Eugene Boardwine - Petitioner
NO. 84-234-XA (Item No. 171)

Dear Mr. Boardwine:

I have this date passed my Orders in the above captioned matter in accordance
with the attached.

Very truly yours,

Jean M.H. Jung
JEAN M.H. JUNG
Deputy Zoning Commissioner

JMBJ/mc

Attachments

cc: People's Counsel

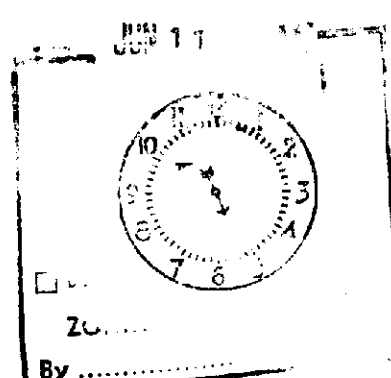
84-234-XA
JMBJ

March 14, 1984

Mr. Lloyd Eugene Boardwine
4440 North Point Blvd.
Baltimore, Md. 21219

Mr. Boardwine, in reference to your property at 4440 North Point Blvd.
That adjoining my property. I do not wish that you plant evergreens or put up
a fence or other devices for screening purposes at present.

Ray M.H. Callister
Ray M. Callister



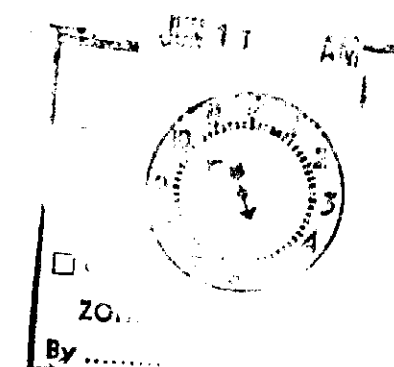
84-234-XA
JMBJ

March 14, 1984

Mr. Lloyd Eugene Boardwine
4440 North Point Blvd.
Baltimore, Md. 21219

Mr. Boardwine, in reference to your property at 4440 North Point Blvd.
That adjoining my property. I do not wish that you plant evergreens or put up
a fence or other devices for screening purposes at present.

Ray M.H. Callister
Ray M. Callister



Mr. Lloyd E. Boardwine
25 Vista Mobile Drive
Baltimore, Md. 21222

Frank S. Lee
1177 Neighbors Ave
Baltimore, Md. 21227

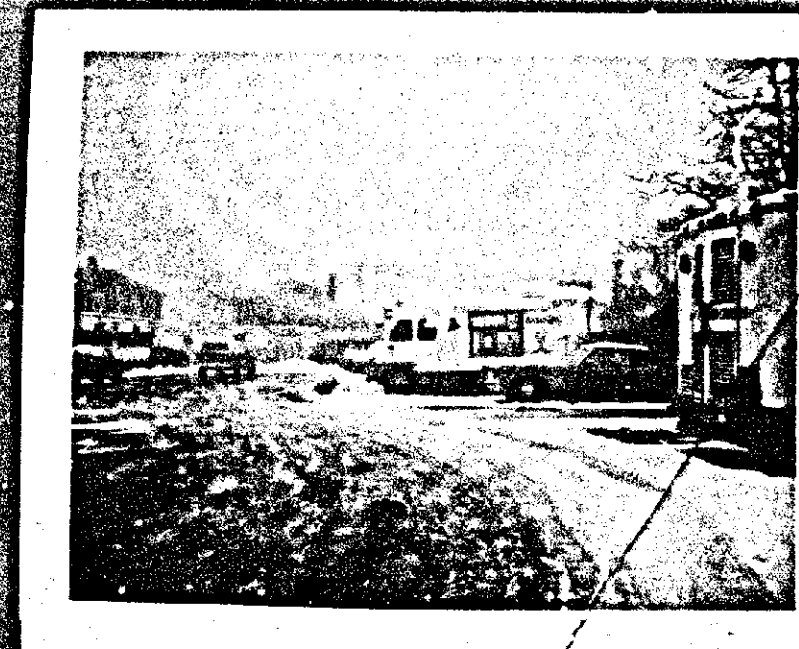
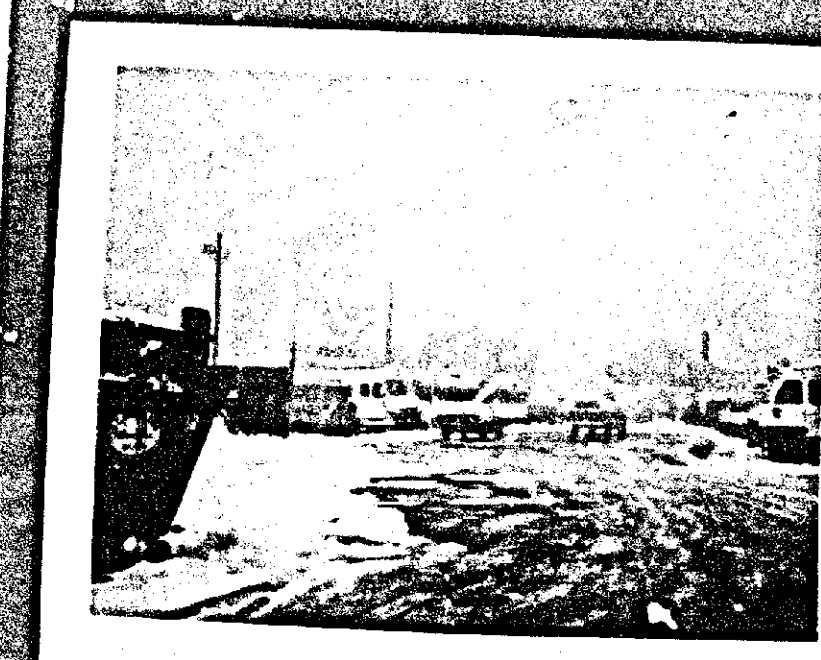
BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this
25th day of January, 1984

Arnold Jarlon
ARNOLD JARLON
Zoning Commissioner
Received by *Nicholas B. Commodari*
Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

Petitioner Lloyd E. Boardwine
Petitioner's
Attorney



PETITION FOR SPECIAL EXCEPTION & VARIANCE 15th Election District

ZONING: Petition for Special Excep-
tion and Variance

LOCATION: Parcel 1 - East side
North Point Boulevard, 60' N. of
Merritt Boulevard and Parcel 2 -
East of North Point Boulevard,
130' E. of North Point Boulevard

DATE & TIME: Tuesday, March 13,
1984 at 10:00 A.M.

PUBLIC HEARING: Room 106,
County Office Building, 111 W. Ches-
apeake Avenue, Towson, Maryland

The Zoning Commissioner of Bal-
timore County, by letter of the Zon-
ing Act and Regulations of Baltimore
County, will hold a public hearing

Petition for Special Exception for a
used car lot and variance to permit
side and rear yard setbacks of 3 ft.,
and 5 ft. in lieu of the required 20
ft.

Being the property of Lloyd Eu-
gene Boardwine, as shown on plat
and lot with the Zoning Depart-
ment.

In the event that these Petitions
are granted a building permit may be
issued within the thirty (30) day ap-
peal period. The Zoning Commission-
er, however, reserves any request of
a stay of the issuance of said permit
during the appeal for good cause
shown. Such request must be made
in writing by the date of the hear-
ing and shall be made at the hearing.

BY ORDER OF
ARNOLD JARLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 15 Date of Posting: 2/14/84
Posted for: *Petition for Special Exception & Variance*
Petitioner: *Lloyd Eugene Boardwine*
Location of property: *Parcel 1 - E/S NP Blvd. 60' N of Merritt Blvd.; Parcel 2 - N/S Merritt Ave. 130' E of NP Blvd.*
Location of Signs: *front of property (4440 N. P. Blvd.)*
Remarks: _____
Posted by: *Ray M.H. Callister* Date of return: 2/14/84
Number of Signs: 2

CERTIFICATE OF PUBLICATION

TOWSON, MD., February 23, 1984
THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Md., on the 23rd
day of February, 1984, before the 13th day of March, 1984,
the 23rd day of February, 1984, the 23rd day of February,
appearing on the 23rd day of February, 1984.

THE JEFFERSONIAN
L. Leank Smith
Manager.

Cost of Advertisement, \$ 20.00

PETITION FOR SPECIAL EXCEPTION AND VARIANCE 15th Election District

ZONING: Petition for Special Ex-
ception and Variance

LOCATION: Parcel 1 - East side
North Point Boulevard, 60' N.
of Merritt Boulevard and Parcel 2 -
East of North Point Boulevard,
130' E. of North Point Boulevard

DATE & TIME: Tuesday, March
13, 1984 at 10:00 A.M.

PUBLIC HEARING: Room 106,
County Office Building, 111 W.
Chesapeake Avenue, Towson, Md.

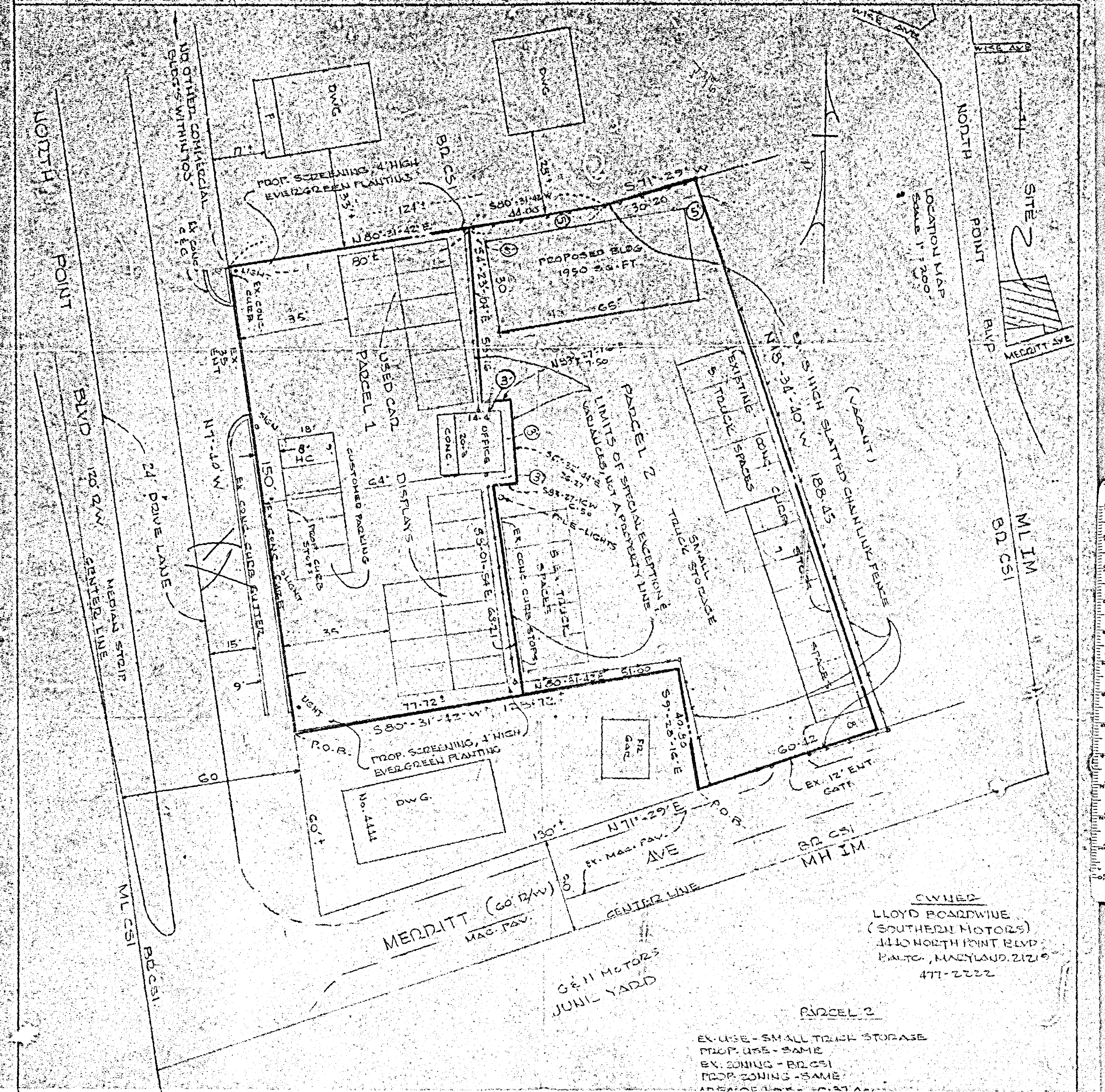
The Zoning Commissioner of Bal-
timore County, by authority of the
Zoning Act and Regulations of Bal-
timore County, will hold a public
hearing

Petition for Special Exception for
a used car lot and variance to per-
mit side and rear yard setbacks of
3 ft. and 5 ft. in lieu of the re-
quired 20 ft.

Being the property of Lloyd Eu-
gene Boardwine, as shown on plat
and lot with the Zoning Depart-
ment.

In the event that this Petition is
granted, a building permit may be
issued within the thirty (30) day
appeal period. The Zoning Commis-
sioner, however, reserves any
request for a stay of the issuance
of said permit during this period
must be made in writing by the
date of the hearing and shall be
made at the hearing.

BY ORDER OF
ARNOLD JARLON
Zoning Commissioner
of Baltimore County



PARCEL 1

EX. USE - USED CAR LOT
 PROP. USE - SAME
 EX. ZONING - BQ CSI
 PROP. ZONING - SAME, WITH A SPECIAL EXCEPTION FOR A USED CAR LOT
 AREA OF LOT - 0.26 AC.
 AREA OF BLDG - 290.32 SQ. FT.

PARKING DATA

NO. OF SPACES REQ. (1/500 SQ. FT.) = 3 SPACES
 NO. OF SPACES PROVIDED = 5 SPACES
 ENTIRE LOT TO BE PAVED WITH BIT CONC.

VARIANCES

SIDE YARD SETBACKS OF 3' IN LIEU OF THE REQ. 30'
 REAR YARD SETBACK OF 3' IN LIEU OF THE REQ. 30'

PARCEL 2

EX. USE - SMALL TRUCK STORAGE
 PROP. USE - SAME
 EX. ZONING - BQ CSI
 PROP. ZONING - SAME
 AREA OF LOT - 0.27 AC.
 AREA OF PROP. BLDG - 1950 SQ. FT.

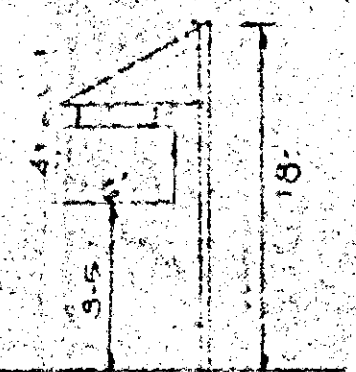
PARKING DATA

NO. OF SPACES REQ. (1/300 SQ. FT.) = 7 SPACES
 NO. OF SPACES PROVIDED = 7 SPACES
 THE ENTIRE LOT IS PAVED WITH BIT CONC.

VARIANCES

REAR YARD SETBACK OF 5' IN LIEU OF THE REQ. 30'
 SIDE YARD SETBACKS OF 5' IN LIEU OF THE REQ. 30'

EX. USED CAR SIGN



SCALE 1"=10'

NO. 1110 NORTH POINT BLVD.
 15TH DISTRICT BALTIMORE CO. MARYLAND
 SCALE 1"=20' DATE 11-7-83
 REVISED 12-2-83

DKM 4/71

FRANK S. LEE
 1277 NEIGHBORS AVE.
 BALTIMORE, MD 21207
 687-6922



NOTE: PARCELS 1 & 2 ARE FOR USES ONLY AND NOT FOR LOTS OF RECORD.